

Thursday, October 13, 2016

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The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

ROLL CALL:

PRESENT: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

HEARINGS: (Advertised for 9:00 a.m.)

- 16.** A request by the COUNTY OF SAN LUIS OBISPO to amend the County Land Use Ordinance, Title 22 of the County Code, to incorporate land use regulations for Residential Vacation Rentals in the Adelaida/Willow Creek area. The requested modifications include: 1) an amendment to add new Section 22.30.510 – Residential Vacation Rentals; 2) an amendment to Section 22.06.030 – Table 2-2 to add Residential Vacation Rentals as an allowable use in specified land use categories, and 3) an amendment to Chapter 22.80 – Definitions to add a land use definition for Residential Vacation Rentals. The requested land use regulations include but are not limited to: location requirements, prohibiting temporary events unless required permits are obtained, limiting overnight occupancy and daytime visitors, on-site parking requirements, noise limits, and neighborhood notification requirements. With the exception of the location requirement, the requested amendments would apply to existing vacation rentals. The Adelaida/Willow Creek area is defined in the draft ordinance and includes approximately 71,460 acres of agricultural and rural residential land located west of Paso Robles and north of Highway 46 in the Adelaida Sub-area of the North County planning area. Also to be considered is the approval of the environmental determination. The project is exempt under CEQA.

County File Number: LRP2015-00017

Assessor Parcel Number: Various

Supervisory District: All

Date Authorized: July 12, 2016

Project Manager: Airlin M. Singewald

Recommendation: Board of Supervisors approval

Commissioners: disclose their ex-parte contacts.

Airlin Singewald, Project Manager: presents staff report via a Power Point presentation.

Commissioners: begin asking questions of staff.

Art Trinidad, Chief Code Enforcement Official: addresses Commissioners questions regarding enforcement of vacation rentals in the Adelaida area.

Commissioners: begin deliberating the land use compatibility map.

Don Campbell: in reference to the Williamson Act, would like to know what roll the State of California plays in Williamson Act tax relief program.

Terry Wahler, staff: reports the State is an oversight agency.

Don Campbell: opens Public Comment.

Jamie Kirk, Diane Burkhart, Alice Griselle, Cheryl Wieczorek, Jennifer Tesoriero, Kathy Bonelli, Jean Lowe, Beth Burk, Kim Routh, Larry Stone, Glenn Faulk, Kathy Stone, John Harden, Crystal Bradshaw, Justin Bradshaw, Kim Lindbergy, Beau Kramer, Sean Dasmann, Steven Herring, Jennifer Tallent, Ron Field, Sue Dokulil and Josh Karp: speak.

Airlin Singewald, Project Manager: addresses public comment issues i.e.: hearing notices in regards to outreach, tenancy restrictions, affected area being too large, findings to waive location requirement, higher daytime visitor limitations, and addresses comment regarding wineries being the major problem in the area.

Karen Nall, staff: explains the Minor Use Permit process in terms of requiring this for this ordinance.

Bill Robeson: clarifies Greengate has been operating with Non Profit events in the past and further clarifies policy changes.

Airlin Singewald, Project Manager: further clarifies tenancy requirements.

Art Trinidad, Chief Code Enforcement Official. Reports enforcement mainly deals with the noise coming from the events, and not occupancy related complaints.

Commissioners: begin deliberations referencing google map link, and unpermitted vacation rentals.

Art Trinidad, Chief Code Enforcement Official: discusses websites advertising vacation rentals in terms of numbers of permitted vacation rentals, and new software program which identifies non permitted rentals.

Commissioners: continue their deliberations beginning with Pg. 1 of 7, in regards to rental tenancies.

Commissioners agree on 1 in 7 days and discuss how many vacation rentals can be on the site.

Bill Robeson, Executive Director: explains business license applications and renewals in regards to conformance to the requirements.

Ken Topping and Bill Robeson: discuss feedback from the Board of Supervisors (BOS) about support for at least two additional code enforcement officers in reference to transient occupancy taxes and specialized monitoring.

Bill Robeson, Executive Director: explains (Coast Compliance Service) -a host monitoring compliance service in terms of reports from monitoring websites that feed into VRBO's, and provides locations of illegal vacation rentals to contact in order to come into compliance. Additionally states this service is a 24 hour hotline for complaints.

Commissioners: suggest permit numbers be included on advertisements for vacation rentals.

Commissioners and staff: discuss the 18 month application and would like further clarification on

why this period is so long. Further discuss boundaries of the eastern part of the Adelaida area and would like a map showing streets.

Karen Nall, staff: clarifies the 1500 feet distance is between dwellings with Commissioners' concurrence.

Commissioners: discuss the amount of time venues can request land use permits and agree on six months. Continue discussion on vii. Signage and agree with staff's edits. Commissioners continue on with xvi. Pg. 5 of 7 "Violation" in terms of grounds for permit revocation.

Thereafter on **Motion by:** Jim Irving, **Second by:** Eric Meyer, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission recommend that the Board of Supervisors approve Land Use Ordinance Amendment LRP2015-00017 based on the findings in Exhibit A.

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

These are "draft" minutes and have not yet been approved by the Planning Commission